

FIRESTONE BUILDING RETAIL AVAILABLE: STATION 16

1118 16th Street, Sacramento, CA 95814

SECOND-GENERATION
RESTAURANT SPACE

Prime Downtown Sacramento Location



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SUTTER
PROPERTIES GROUP

The Value of Second-Generation Retail Space

Second-generation retail spaces offer a unique advantage for businesses, particularly in the food and beverage industry, by significantly reducing startup costs. This property comes equipped with essential infrastructure—including bars, refrigeration units, hoods, cook lines, and bathrooms—eliminating the need for extensive initial build-outs.

By leveraging these existing features, businesses can focus on customizing the space to reflect their brand identity. Funds saved on construction can be reinvested in key areas such as detailed remodeling, interior design, and staff training, ensuring a smooth opening and a strong operational foundation. This efficient and cost-effective solution makes second-generation spaces ideal for launching or expanding a business.

RESTAURANTS WITHIN 2 BLOCKS

- Mikuni
- Cafeteria 15 L
- Public House Downtown
- Petra Greek
- The Mix
- Field -N- Flame



Restaurant Opportunity

STATION 16

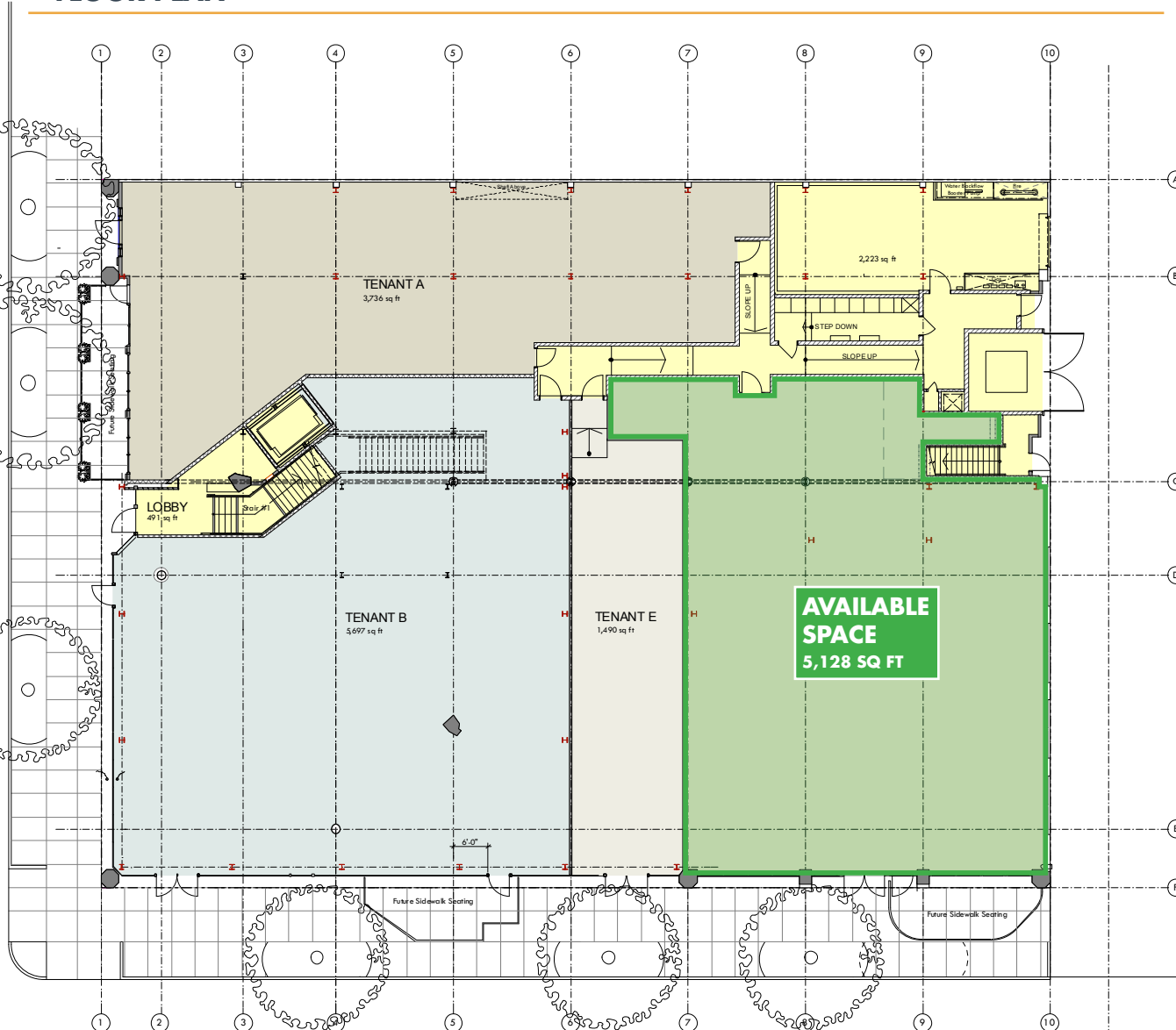
SPACE AVAILABLE

Rental Rate: \$3.00 PSF + NNN

Address: 1118 16th St, Sacramento, CA 95814

Size: +/- 5,000 SF

FLOOR PLAN



Data Points



DAILY CARS ON L STREET:
9,149



ANNUAL SPENDING:
453 MILLION



NEARBY BUSINESSES:
5,953 (1 MILE)



AVERAGE HOUSEHOLD INCOME:
\$81,849

Nearby Population

2010 **25,082**

2023 **30,903**

2028 **32,171**



Property Overview

PRIME LOCATION IN THE HISTORIC FIRESTONE BUILDING

Situated at a classic corner in the heart of Downtown and Midtown Sacramento, the historic Firestone Building boasts over 100 years of rich history and connectivity. Located just one block from the Memorial Auditorium and within walking distance of the State Capitol, the Convention Center, and numerous hotels, this property is perfectly positioned to attract a high volume of foot traffic. This second-generation restaurant space is ideal for a passionate operator looking to establish a presence in a vibrant and dynamic area.



The Firestone Building's location offers an unmatched combination of hospitality, culture, and history. With an array of hotels, versatile event spaces, and iconic landmarks all within walking distance, this space provides convenience and accessibility for visitors and locals alike. Don't miss this opportunity to establish your business in one of Sacramento's most vibrant and dynamic areas.

NEARBY HOTELS

- **Hyatt Regency Sacramento**
1209 L Street, Sacramento, CA 95814
Adjacent to the Sacramento Convention Center, offering over 27,000 square feet of meeting and event space.
- **Residence Inn by Marriott Sacramento Downtown at Capitol Park**
1121 15th Street, Sacramento, CA 95814
Comfortable accommodations with close proximity to major venues and attractions.
- **The Citizen Hotel, Autograph Collection**
926 J Street, Sacramento, CA 95814
Historic charm with modern amenities and event spaces suitable for various gatherings.
- **Sheraton Grand Sacramento Hotel**
1230 J Street, Sacramento, CA 95814
Contemporary accommodations with state-of-the-art event facilities.
- **Kimpton Sawyer Hotel**
500 J Street, Sacramento, CA 95814
Over 22,000 square feet of event space, including stylish ballrooms and terraces.

NEARBY EVENT CENTERS AND LANDMARKS

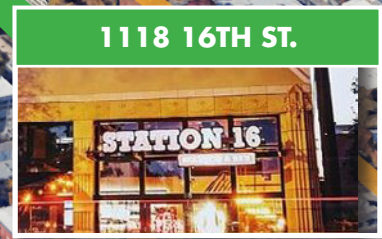
- **Memorial Auditorium**
1515 J Street, Sacramento, CA 95814
A historic venue hosting concerts, performances, and large-scale events.
- **Sacramento Convention Center Complex**
1400 J Street, Sacramento, CA 95814
Newly renovated, with expansive meeting rooms, exhibit halls, and flexible event spaces.
- **Sacramento Community Center Theater (SAFE Credit Union Performing Arts Center)**
1301 L Street, Sacramento, CA 95814
Home to Broadway productions, ballet performances, and other cultural events.
- **California State Capitol**
1315 10th Street, Sacramento, CA 95814
A historic landmark surrounded by beautiful gardens, offering guided tours and civic events.
- **Capitol Event Center**
1020 11th Street, Sacramento, CA 95814
An adaptable venue for up to 300 guests, ideal for conferences and celebrations.
- **Tsakopoulos Library Galleria**
828 I Street, Sacramento, CA 95814
A unique event space perfect for weddings, galas, and corporate events.

Area Overview

STATION 16



- 3** BLOCKS TO CONVENTION CENTER
- 2** BLOCKS TO STATE CAPITOL
- 2** BLOCKS TO COMMUNITY THEATER
- 1** BLOCK TO MEMORIAL AUDITORIUM



Why Choose This Area?

THE NEIGHBORHOOD: SACRAMENTO'S ENTERTAINMENT DISTRICT

Located at 1531 L Street, the historic Firestone Building stands as a premier retail opportunity in the heart of Sacramento's bustling urban core. Situated just three blocks from the iconic California State Capitol, this space offers unmatched proximity to major downtown landmarks including the Safe Credit Union Convention Center, Performing Arts Center, Sacramento Memorial Auditorium, Golden 1 Center, and the Marriott Residence Inn, Hyatt Regency, and Sheraton Grand Hotel.

With over 427,000 annual visits, the area is a hub of activity and economic growth, benefitting from the Sacramento Kings' \$665 million impact on the region in the 2022-23 period alone. This vibrant locale is just a short walk from the Golden 1 Center, which attracts over 1.5 million attendees through 127+ events each year, contributing an estimated \$42 million in annual spending across lodging, dining, retail, and transportation.



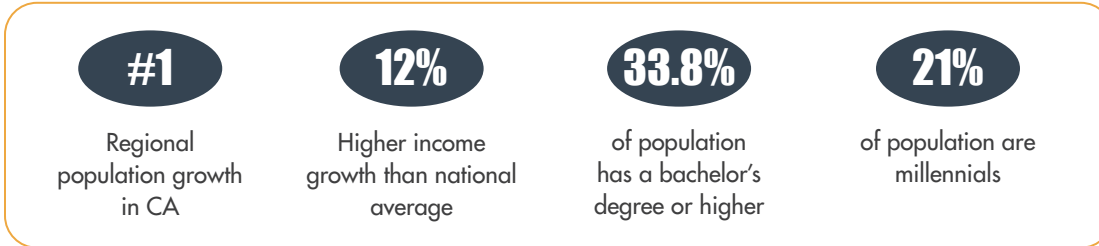
The Firestone Building has one second generation turn key retail space available totaling 5,000 square feet. This fully built out retail space is ideal for any operator looking to establish themselves in downtown Sacramento, which thrives with cultural, business, and entertainment activities.

Just steps from Sacramento's key attractions, including Downtown Commons, Concerts in the Park, and the farmers market, the Firestone Building is perfectly positioned in the city's entertainment and business district. The space benefits from high foot traffic, ample amenities, and its adjacency to ongoing development projects, making it an ideal location to launch or expand a business.

Greater Sacramento Data Points

GENERAL STATISTICS

Greater Sacramento's 2.6 million residents are diverse and highly educated

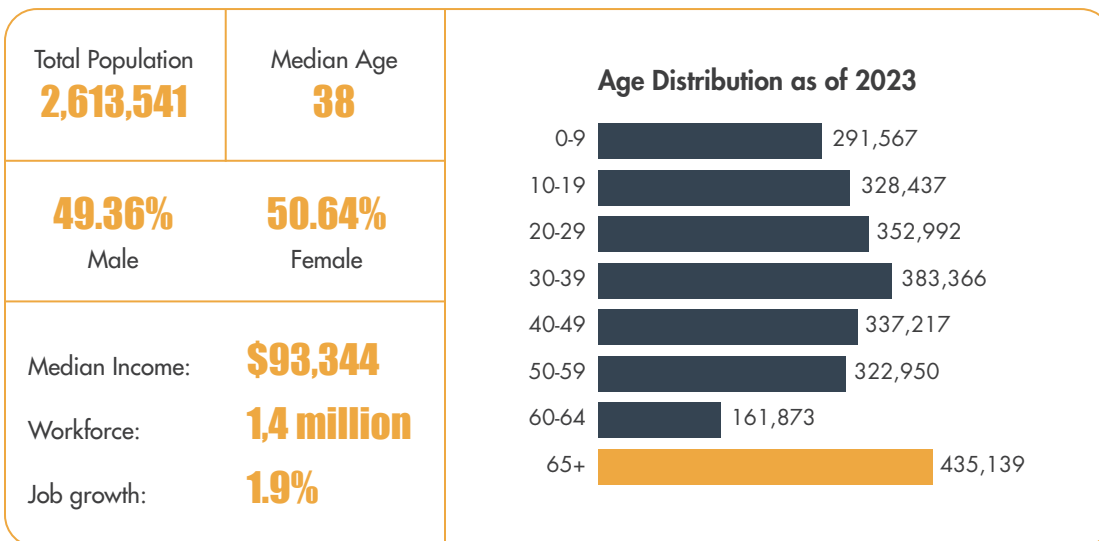


Sources: Brookings 2020, Emsi 2021



TOTAL POPULATION BREAKDOWN

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling art scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada Mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

CONTACT US TODAY!

Don't miss this second-generation restaurant opportunity.....



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COMMUNITY BASED. BUSINESS MINDED. HOSPITALITY FOCUSED.

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